

## Residential Maintenance and Repairs

---

There are a variety of home maintenance and repair activities routinely carried out by homeowners in King County that affect our water bodies. Pollutants generated from these activities can affect whether a lake or water body is swimmable or fishable. Painting, pressure washing, carpet cleaning, moss control, and concrete repair and maintenance are a few examples of activities homeowners conduct that can result in pollutants being discharged to drainage systems, surface water, and ground water. Wash water from these activities contain chemicals, suspended solids, organic compounds, detergents, solvents, abnormal pH, and other toxins that have a detrimental and toxic affect on aquatic life, wildlife, and other organisms. They can also affect our children and pets.

### **MINIMUM REQUIREMENTS**

**The following BMPs, or equivalent measures, methods or practices are required when conducting residential maintenance and repairs at your home.**

**1**

Do not dispose of any wastewater into the street, gutter, storm drain, or drainage ditch, or into a stream, creek, or other body of water.

**2**

**PAINTING:** Do not dispose of wash water from cleaning brushes paint rollers, paint buckets, or containers to surface water, storm drains, or ditches. Wash water from water based paints can be safely disposed of in indoor sinks and toilets. Empty containers of paint can be left open to dry out any residual paint, and then disposed of in your normal garbage or taken to a transfer station for disposal.

**3**

**PRESSURE WASHING:** Water from pressure washing decks, driveways, roofs, or other hard surfaces may contain suspended solids and other pollutants that should not be directly discharged to drainage systems. Redirect pressure washing wastewater to vegetated areas or areas such as gravel, lawns, landscaping, or bare soil for infiltration. If this cannot be accomplished, filter the wash water through filter fabric, or other filtering media to collect the suspended solids before discharging the water to a drainage system. If chemicals are used during the pressure washing process, the wastewater must be collected and disposed of in a sanitary sewer system or infiltrated on site. If moss control chemicals are used on roofs during pressure washing, either

block downspouts so the chemicals do not discharge to the drainage system, or disconnect downspouts and disperse the wash water onto adjacent lawns, and landscaping.

4

**CARPET CLEANING:** Most commercial carpet cleaners have on board wastewater recycling systems. If you do your own carpet cleaning, the wash water must be discharged to a sanitary sewer system such as your sink or toilet. You can also discharge the water to your lawn or landscaped area to allow for infiltration. Do not dispose of carpet cleaning wash water to a storm drain or drainage ditch. Carpet cleaning wastewater contains chemicals, detergents, and suspended solids that adversely impact the quality of surface waters.

5

**CEMENT/CONCRETE WORK:** Concrete/cement wash water has a pH level that is toxic to aquatic organisms. It can also be hazardous to people who come into contact with it. Do not allow wash water from concrete work to discharge into drainage systems or adjacent roadways. This is especially important when installing washed aggregate driveways or patios. Direct wash water to vegetated areas, or dig a small hole where the wash water can settle and infiltrate. The cement residue can be mixed into the soil where the wash water is infiltrated with no detrimental effects, and the pH will be neutralized.

### **OTHER OPTIONS AND TIPS**

1

Hire a professional home maintenance and repair company that follows the approved best management practices for home repair and maintenance, as adopted by King County. If you have questions about the Best Management Practices that a business must comply with contact King County Water and Land Resources at 206-296-1900 or check out our Web site at <http://dnr.metrokc.gov/wlr/stormwater>.

Remember, as a homeowner, you have a responsibility to ensure your contractors follow the approved Best Management Practices adopted by King County. As part of your agreements with contractors, require them to follow all King County Codes and regulations.

---

For more information or assistance in implementing these best management practices, contact the King County Department of Natural Resources and Parks Stormwater Services Section at 206-296-1900.